

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
WORKSHOP
Friday May 30, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of March 21, April 4, April 18, May 2 and May 16, 2008**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

Regular Agenda Items

- 1. [Mesquite Trails Specific Plan, Major Subdivision \(480 Lots\) and Major Use Permit for a Recreational Vehicle Park; Specific Plan SP 04-004, Tentative Map TM 5373RPL4, Major Use Permit P04-023, Borrego Springs Community Plan Area \(continued from the meeting of May 16, 2008\) \(Sheredy/Brazell\)](#)**

The project proposes to subdivide a 309.51-acre site in Borrego into four hundred and eighty (480) recreational vehicle lots, twenty-six (26) recreation or open space lots, two (2) undeveloped open space lots, and seven (7) roads. The project site is located east of Borrego Valley Road, at the intersection of Tilting "T" Drive in the Borrego Springs Community, within unincorporated San Diego County. The site is subject to the General Plan Regional Category CT, Country Town, Land Use Designation (SPA 1.55) Specific Plan Area. The proposed project is subject to the General Plan Land Use Designation (21) Specific Plan

and is zoned S-88, Specific Plan. There is one point of access to the project from Borrego Valley Road at the center of the project and one emergency access road from Borrego Valley Road located at the southernmost portion of the site. The Major Use Permit request is to establish a Recreational Vehicle development with on-site recreation facilities, landscaping features, perimeter and interior setbacks, and set forth a typical layout of the individual spaces. The Tentative Map request is to create the lots for the subdivision as required by Section 81.301 of the Subdivision Ordinance.

2. Casa De Verde: Zone Reclassification R06-012 and Site Plan S06-036, Lakeside Community Plan Area (Peck/Beddow)

The project is a request for a Site Plan and Rezone to authorize a 13 unit, residential apartment complex located at 1121 North Greenfield Drive. The Zone Reclassification would change the zoning for the 0.44-acre parcel from C36 General Commercial to C34 General Commercial/Residential Use Regulations to allow for family residential development as a primary use (Section 2342(a)). The property is currently zoned to allow a density of 4 units per acre and the Zone Reclassification would increase the density to 30 units per acre. The subject property is designated (13) General Commercial and is subject to the Lakeside Community Plan.

3. Board of Supervisors Policy I-63: POD 08-008, County-Wide (continued from the meeting of April 18, 2008) (Farace)

Continued from April 18, 2008. The project proposes revisions to Board Policy I-63, General Plan Amendment and Zoning Guidelines. Board Policy I-63 sets procedures requiring property owners or other interested persons to present private requests to initiate General Plan Amendments. This is referred to a Plan Amendment Authorization or "PAA". The proposed revisions of Board Policy I-63 would incorporate time limits as to when initiated PAAs expire and when appeals must be filed. The revisions also address the expiration date of already initiated PAAs.

4. Progress Report on the General Plan Update: (Muto)

This is an informational item to provide a report of the progress that has been made on the General Plan Update since September 2007. Additionally, it presents major issues associated with the project that have been identified during the past several months and provides an opportunity for the public and Planning Commission to provide comments on the project as it progresses.

5. County Biological Guidelines Pertaining to Groundwater Dependent Habitat: (Requested by PC on 04/04/08) (Bennett)

This is an informational item on how DPLU regulates discretionary permits proposing to use groundwater in areas with groundwater dependent habitat. This will include how the Groundwater Dependent Habitat Guideline (contained within the County Guidelines for Determining Significance – Biological Resources) is practically applied to proposed discretionary permits.

6. County Counsel's Quarterly Report (Taylor)

County Counsel's quarterly report to the Commission on legal developments in Planning and Land Use, covering the period from January through March 2008

Administrative Agenda Items

G. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**
- **Covert Canyon Status Report (Elias/Ramaiya)**

On May 2, 2008, the Planning Commission requested that Staff provide a report on reported zoning violations and Code Enforcement efforts involving an unpermitted target range on property located in the Alpine Community Plan area.

H. Report on actions of Planning Commission's Subcommittees.

I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

June 18, 2008:

POD 07-001 (Boutique Wineries; PC considered this on 04/04/08 and upheld their recommendations of 03/07/08)

P03-124 (Alta Lane telecommunications facility, PC denied this MUP on 12/14/07)

P04-008 (Spitzfaden telecommunications facility, PC approved this MUP on 01/25/08)

P05-006 (Winter Gardens telecommunications facility, PC approved this MUP on 03/07/08)

June 25, 2008:

SP 04-004 (Mesquite Trails PC will consider this on 05/30/08)

P06-011 (Park Hill Lane PC approved this MUP on 12/14/07)

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

June 13, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 27, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 11, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 25, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 8, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 22, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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